

WARRANTY DEED

Statutory Short Form

004134

TRANSFER
TAX
PAID

42-110

1. **Hope Reedy** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Melvin Graves and Mary Ann Graves**, of PO Box 341, Greenville Junction, Maine, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lot No. 26 and the easterly half of Lot No. 27 on Plan of Rosemar Park as amended made for L. N. Violette Co., Inc., April 1951 and recorded in the Kennebec County Registry of Deeds in Plan Book 17 Page 86 to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to Lorraine V. McAleer and Louis M. Violette as Trustees under Deed of Trust from Robert J. Violette et als, dated December 26, 1957, and recorded in the Kennebec County Registry of Deeds in Book 1102 Page 256. This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk, or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no building house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Being the same premises described in a deed of distribution from Robert A. Marden, Personal Representative of the Estate of Donald W. Fitch to Hope Reedy dated January

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28, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3864 Page 153.

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WITNESS my hand and seal this 25th day of February 2000.

Signed, Sealed and Delivered
in the presence of:

David J. Roy *Hope I. Reedy*
Hope Reedy

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: February 25, 2000

Then personally appeared the above named Hope Reedy and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David J. Roy
Notary Public
Print
Name: DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001



RECEIVED KENNEBEC CO.

2000 FEB 28 PM 2:09

ATTEST: *Heidi Reed*
REGISTER OF DEEDS